

Superior Lumbee Co. Project

F.B. 122

C - CENTER LINE

A PT OF THE NW $\frac{1}{4}$ OF SECTION 28-794, RIN-IN
MONROE COUNTY, INDIANA: - BEG. @ A POINT THAT IS
1235.25 FT. SOUTH + 1307.35 WEST OF THE N.E. CORNER
OF THE SAID NW $\frac{1}{4}$. SAID POINT BEING IN THE $\frac{1}{4}$
OF NEW STATE HIGHWAY NO. 37 - WHICH IS FORMED BY
ARC OF A 60 DEGREES + 58 MINUTES CURVE TO THE
RIGHT; THENCE RUNNING IN A SOUTHERLY DIRECTION
OVER + ALONG THE SAID $\frac{1}{4}$ OF THE SAID NEW STATE
HIGHWAY ³⁷ FOR 400 FT, THENCE LEAVING THE SAID $\frac{1}{4}$
OF THE SAID NEW- STATE HIGHWAY NO. 37 + RUNNING
SOUTH 82 DEGREES WEST FOR 169 FT, MORE OR LESS, + TO
THE CENTER LINE ($\frac{1}{2}$) OF OLD STATE HIGHWAY NO. 37,
→ SAID POINT BEING THE NORTH $\frac{1}{4}$ OF A ^{CONCRETE} BRIDGE, THENCE
RUNNING OVER + ALONG THE SAID $\frac{1}{4}$ OF THE SAID OLD
STATE HIGHWAY #37. THE FOLLOWING \odot COURSES + DISTANCES
NORTH 12 DEGREES EAST FOR 100 FEET; NORTH 3 DEGREES
WEST FOR 100 FEET; NORTH 43 DEGREES WEST FOR 100 FEET;
NORTH 58 DEGREES WEST FOR 100 FEET; NORTH 67 DEGREES
WEST FOR 200 FT. - NORTH 34 DEGREES WEST FOR 100 FT;
NORTH 8 DEGREES WEST FOR 140 FEET + NORTH 10 DEGREES
EAST FOR 130 FEET EAST FOR 130 FEET, MORE OR LESS, +
TO THE SOUTHWEST CORNER OF THE SAID HOLIDAY INN
REAL ESTATE; THENCE LEAVING THE SAID $\frac{1}{4}$ OF OLD STATE
HIGHWAY NO. 37, + RUNNING SOUTH 81 DEGREES - 48 MINUTES EAST
722.95 FT + TO THE $\frac{1}{4}$ OF NEW STATE HIGHWAY #37;
WHICH IS ALSO FORMED BY THE SAID 0°-58' CURVE TO
THE RIGHT; THENCE RUNNING ON A SOUTHERLY DIRECTION
OVER + ALONG THE SAID $\frac{1}{4}$ FOR A DISTANCE OF 235.5
FT + TO THE PLACE OF BEGINNING, CONTAINING IN ALL
6.65 ACRES, MORE OR LESS

THE SUPERIOR LUMBER COMPANY REAL ESTATE

A part of the NW $\frac{1}{4}$ of Section 28-T9N; R1W in Monroe County, Indiana; Beginning at a point that is 1235.25 feet south and 1307.35 feet west of the northeast corner of the said NW $\frac{1}{4}$. Said point being in the center line of New State Highway No. 37, which is formed by arc of 0 degrees and 58 minutes curve to the right; thence running in a southerly direction over and along the said center line of the said New State Highway #37 for 400 feet; thence leaving the said center line of the said New State Highway No. 37 and running south 82 degrees west for 169 feet, more or less, and to the center line of Old State Highway No. 37, said point being the North center line of a concrete bridge; thence running over and along the said center line of the said Old State Highway No. 37 the following courses and distances: North 12 degrees East for 100 feet; North 3 degrees West for 100 feet; North 43 degrees West for 100 feet; North 58 degrees West for 100 feet; North 67 degrees West for 200 feet; North 34 degrees West for 100 feet; North 8 degrees West for 140 feet and North 10 degrees East for 130 feet, more or less, and to the Southwest corner of the Holiday Inn real estate; thence leaving the said center line of Old State Highway No. 37 and running South 81 degrees 48 minutes East 722.95 feet and to the center line of New State Highway No. 37; which is also formed by the said 0 degrees and 58 minutes curve to the right; thence running in a Southerly direction over and along the said center line for a distance of 235.5 feet and to the place of beginning. Containing in all 6.65 acres, more or less.

THE SUPERIOR LUMBER COMPANY*REAL ESTATE

A part of the NW $\frac{1}{4}$ of Section 28-T9N; R1W in Monroe County, Indiana: Beginning at a point that is 1235.25 feet south and 1307.35 west of the northeast corner of the said NW $\frac{1}{4}$. Said point being in the center line of New State Highway No. 37--which is formed by arc of 0 degrees and 58 minutes curve to the right; thence running in a southerly direction over and along the said center line of the said New State Highway #37 for 400 feet; thence leaving the said center line of the said New State Highway No. 37 and running south 82 degrees west for 169 feet, more or less, and to the center line of Old State Highway No. 37, said point being ~~over and along the said center line of the said Old State Highway #37~~. The following courses and distances north 12 degrees east for 100 feet; north 3 degrees west for 100 feet; north 43 degrees west for 100 feet; north 58 degrees west for 100 feet; north 67 degrees west for 200 feet; north 34 degrees west for 100 feet; north 8 degrees west for 140 feet and north 10 degrees east for 130 feet ~~east for 130 feet~~, more or less, and to the southwest corner of the Holiday Inn real estate; thence leaving the said center line of Old State Highway No. 37 and running south 81 degrees 48 minutes east 722.95 feet and to the center line of New State Highway #37; which is also formed by the said 0 degrees and 58 minutes curve to the right; thence running on a southerly direction over and along the said center line for a distance of 235.5 feet and to the place of beginning. Containing in all 6.65 acres, more or less.

THE NORTH CENTER LINE OF A CONCRETE BRIDGE
THENCE RUNNING OVER & ALONG THE SAW AND STATE HIGHWAY
NUMBER #37

VOIDED

MENO.

Superior Lumber Co.-Real Estate

After studying the descriptions covering the real estate involved, I find that they do not fully describe the various boundaries lines that enclose this real estate.

To further explain the meaning of the above paragraph, I wish to point out that several of the boundaries lines are not described with courses and distances. Such as the curve that forms the center line of New State Highway number 37. The courses over and along Old State Highway number 37 are not given, along with other items that are lacking in information.

In my opinion that Abstractors, Lawyers & Large Loan Companies will not pass the current descriptions for clear titles, due to the lack of information, as pointed out above.

I have written a new description which covers all of this real estate and suggest that it be recorded "As a deed to correct a deed" recorded in Deed Record _____ Page _____

John T. Stoltz

WARRANTY DEED

34542

BOOK 144 PAGE 53

THIS INDENTURE WITNESSETH, That LAWRENCE MARTIN and MABEL MARTIN, husband and wife, of Monroe County in the State of Indiana,

CONVEY AND WARRANT TO WILLARD G. FRANKS, F. M. PAT SULLIVAN and J. CECIL SULLIVAN, as tenants in common,

of SALINE County in the State of ILLINOIS

for and in consideration of One (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

A parcel of land in the Northwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point One Thousand Two Hundred Seventy-four and two-tenths (1,274.2) feet West and Six Hundred Six and fifteen hundredths (606.15) feet South at right angles to the Section line from a stone at the northeast corner of said quarter Section, said point being on the center line of New State Highway No. 37; thence West Two Hundred Seventy-five (275) feet; thence South One Hundred Fifty and Eighty-five hundredths (150.85) feet; thence East Two Hundred Seventy-seven and Thirty-five hundredths (277.35) feet to the center line of aforesaid State Highway No. 37; thence in a northerly direction along the center line of the highway on a curve to the left to the point of beginning, the above described parcel of land contains Ninety-five hundredths (0.95) acres, more or less.

A parcel of land in the northwest quarter of Section 28, Township 9 north, Range 1 West, Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point One Thousand Two Hundred Seventy-One and Eighty-five hundredths (1,271.85) feet West and Seven Hundred Fifty-eight and five-tenths (758.5) feet South at right angles to the Section line from the corner stone at the northeast corner of said quarter section; said point being on the center line of New State Highway No. 37; thence West Four Hundred Seven and three Tenth (407.3) feet; thence South Seven (7) degrees Twenty-five (25) Minutes East, One Hundred Eighty-seven and Three Hundred Seventy-Five Thousandths (187.375) feet; thence South Eighty-One (81) degrees Forty-eight (48) minutes East Four Hundred Twenty-One and Two-tenths (421.2) feet to the center line of the State Highway; thence in a Northerly direction along the center line of the highway on a curve to the left to the point of beginning. The above described parcel of land contains Two(2) acres, more or less.

A parcel of land in the northwest quarter of Section 28, Township 9 North Range 1 West, Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point One Thousand Two Hundred Seventy-four and two-tenths (1,274.2) feet West and Six Hundred Six and fifteen hundredths (606.15) feet South at right angles to the Section line from a stone at the northeast corner of said quarter Section, said point being on the center line of New State Highway No. 37; thence West Two Hundred Seventy-five (275) feet for a point of beginning; thence South one hundred Fifty and Eighty-five hundredths (150.85) feet; thence West Three Hundred Twenty-nine and Twenty-five hundredths (329.25) feet to the center line of Old State Highway No. 37; thence in a northerly direction along the center line of the Highway, Eighty-Six and Seventy-five hundredths (86.75) feet, more or less, to the Southwest corner of the land previously sold to Ovie Stewart; thence East Ninety-nine (99) feet; thence in a northerly direction Ninety-nine (99) feet from and parallel to the center line of Old State Highway No. 37, Sixty-five and Seven-Tenths (65.7) feet; thence East One Hundred Fifty-five and Six-Tenths (155.6) feet to the point of beginning, the above described parcel of land contains Eighty-five hundredths (0.85) acres, more or less.

(Continued-)

RECORDED
MAY 15 1962Rich Publishing
Monroe Co. Ind.

Indiana Gross Income Tax on
Sale of Real Estate

Paid by

Lawrence & Mabel Martin

Also, a parcel of land in the Northwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point One Thousand Six Hundred Seventy-eight and Eighty-eight Hundredths (1,678.88) feet West and Seven Hundred Fifty-eight and Five-tenths (758.5) feet South at right angles to the Section line from the corner stone at the Northeast corner of said quarter section; thence South 7 degrees 25 Minutes East, One Hundred Eighty-seven and Three Hundred Seventy-five Thousandths (187.375) feet; thence North Eighty-one (81) degrees Forty-eight (48) minutes West, Three Hundred One and Seventy-five Hundredths (301.75) feet, more or less, to the center line of Old State Highway No. 37; thence in a northerly direction on and along the center line of said highway, One Hundred Ninety-six (196) feet; thence East One Hundred Ninety-nine and Six-tenths (199.6) feet to the point of beginning, the above described parcel of land contains One (1) acre, more or less.

Also, a strip of land one and one-half (1½) feet wide, described as follows:

Part of the Northwest Quarter of Section Twenty-eight (28), Township Nine(9) North, Range One (1) West, described as follows, to-wit: Beginning at a point One Thousand Two Hundred Seventy-One and Eighty-five hundredths (1,271.85) feet West and Seven Hundred Fifty-eight and Five Tenth (758.5) feet South of the Northeast corner of said Northwest Quarter, which point is in the center line of New State Highway No. 37, and running thence West Six Hundred Three and Three-tenths (603.3) feet and to the center line of Old State Highway No. 37, and running thence in a northerly direction over and along said center line for a distance of One and one-half (1½) feet; thence East for a distance of Six Hundred Six and Six-tenths (606.6) feet more or less, and to the center line a distance of One and one-half (1½) feet and to the point of beginning.

SUBJECT to the unpaid balance of a certain mortgage, in favor of Monroe County State Bank of Bloomington, Indiana, in the amount of \$2289.12, recorded Nov. 6, 1961 in Mortgage Record A-125, page 80 in the Office of the Recorder of Monroe County, Indiana.

SUBJECT to taxes for 1962, payable in 1963, and all subsequent taxes.

IN WITNESS WHEREOF, the said LAWRENCE MARTIN and MABEL MARTIN, husband and wife, have hereunto set their hands and seals, this 15th day of May, 1962.

Lawrence Martin (SEAL)
Lawrence Martin

Mabel Martin (SEAL)
Mabel Martin

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of May, 1962, personally appeared the within named LAWRENCE MARTIN and MABEL MARTIN, husband and wife, Grantors in the above conveyance, and each acknowledged the execution of the same to be their voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires
10 p.m., 25th, 1964.

Robert F. McCrea
Robert F. McCrea, Notary Public

This instrument prepared by Robert F. McCrea, Attny, 121 So. College, Bloomington, Indiana

(NOTARIAL SEAL)
My Commission Expires:
October 1, 1958

Russell L. Ranard
Notary Public

Filed for Record:
March 12, 1955 at 11:55 A. M.
MARION J. KERR, RECORDER

61067--

WARRANTY DEED

This Indenture Witnesseth, That Katherine Robinson, the unremarried adult, and surviving widow of Lee Robinson, deceased; and Barbara Robinson Presti and Biagio S. Presti, her husband, (the said Barbara Robinson Presti, being the same person as Barbara Lee Robinson, grantee in a Warranty Deed dated May 24, 1952, and recorded in Deed Record # 111, page 604, and also being the same person as Barbara Robinson, one of the grantees in a certain Warranty Deed dated June 29, 1952, and recorded in Deed Record # 111, page 639, of the records of Monroe County, Ind.), of Monroe County, in the State of Indiana Convey and Warranty to Wayne Morris and Frances P. Morris , husband and wife, an undivided one-third interest; to John E. Hudelson and Mary Louise Hudelson , husband and wife, an undivided one-third interest; and to Wade L. Whaley and Bernice Whaley, husband and wife, an undivided one-third interest; of Monroe County, in the State of Indiana, for and in consideration of One dollar (\$1.00) and other valuable considerations Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana to-wit:

A parcel of land in the northwest quarter of Section 28, Township 9 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows: to wit: Beginning at a point 1307.35 feet west and 1235.25 feet south at right angles to the section line from the corner stone at the northeast corner of said quarter section, said point being on the center line of New State Highway # 37, thence north 75 degrees west 424.1 feet; thence north 7 degrees 25 minutes east, 187.375 feet; thence east 8 degrees 12 minutes south 421.2 feet to the center line of said highway; thence in a southerly direction along the center line of the highway on a curve to the right to the point of beginning. The above described parcel of land contains 2.04 acres, more or less.

--continued next page--

5-80-10E-421.2

61066---

--continued from page 625

Also, a parcel of land in the northwest quarter of Section 28, Township 9 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to wit: Beginning at a point 1307.35 feet west and 1235.25 feet south at right angles to the section line from the corner stone at the northeast corner of said quarter section, said point being on the center line of new State Highway No. 37; and running thence in a southerly direction on along the curve of the center line of said new State Highway No. 37 a distance of 400 feet, thence westerly a distance of 169 feet, more or less, to the center line of old State Highway No. 37 at a point of intersection with the south abutment of the bridge over a creek, thence northwesterly on and along the curve of the center line of old State Highway No. 37 a distance of 898 feet to a point on said center line, thence south 81 degrees 28 minutes East a distance of 301.75 feet, more or less, to the northwest corner of a parcel previously deeded Covert Walters; thence south 7 degrees 25 minutes West a distance of 187.375 feet, thence south 75 degrees east a distance of 424.1 feet to the point of beginning, containing 4.21 acres, more or less.

Also an easement or right of way for ingress and egress to and from the above described real estate over and across a strip of land lying directly North and adjacent to the real estate described herein, said right of way being the existing dirt road over said strip of land leading to and from old State Highway No. 37.

Subject to the taxes for the second half of 1954 due and payable in November, 1955, and all other taxes thereafter.

U. S. REVENUE \$27.50

In Witness Whereof, The said grantors have hereunto set their hands and seals, this 12 day of March, 1955.

Katherine Robinson (SEAL)

Barbara Robinson Presti (SEAL)

Biagio S. Presti (SEAL)

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 12 day of March, A.D., 1955, personally appeared the within named Katherine Robinson, the unremarried, adult, and surviving widow of Lee Robinson, deceased; and Barbara Robinson Presti, and Biagio S. Presti, her husband; Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

MAR 3 1966

Warranty Deed Book 173 page 36

One ^{for 204} County, Ind.
Indenture Witnesseth, That Flavia Alberta Robertson, the
unremarried widow of Karl Milton
Robertson, deceased

of Monroe County, in the State of Indiana

Convey and Warrant to Willard G. Franks, F. M. Pat Sullivan, and
J. Cecil Sullivan, as tenants in common

of Monroe County, in the State of Indiana, for and in consideration
of \$1.00 and other valuable considerations not herein expressed
the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe

County in the State of Indiana, to-wit:

✓ One Hundred (100) feet of even width off the South side of the
following described real estate, to-wit:

A parcel of land in the Northwest quarter of Section Twenty-eight (28) Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point Twelve Hundred Seventy-four and two-tenths (1274.2) feet West and Six Hundred Six and fifteen hundredths (606.15) feet South at right angles from a stone at the Northeast corner of said quarter section, said point being on the center line of the New State Highway #37; thence West Two Hundred Seventy-five (275) feet; thence North Two Hundred Forty-seven (247) feet, thence East Two Hundred Sixty-two and Thirty-five hundredths (262.35) feet to the center line of said Highway #37; thence in a Southerly direction along the center line of the Highway on a curve to the right to the point of beginning, the chord to this section of curve being 247.5 feet. The above parcel of land contains One and Fifty-two hundredths (1.52) acres, more or less;

Also, a parcel of land in the Northwest quarter of Section Twenty-eight (28), Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point Twelve Hundred Seventy-four and Two-tenths (1274.2) feet West and Six Hundred Six and fifteen hundredths (606.15) feet South at right angles to the Section line from a stone at the Northeast corner of said quarter section, said point being on the center line of New State Highway #37; thence West Two Hundred Seventy-five (275) feet to the point of beginning; thence West One Hundred Fifty-five and six tenths (155.6) feet more or less, to the East line of the land previously sold to Ovis Stewart, thence in a Northwesterly direction parallel to and Ninety-nine (99) feet East of the center line of the former State Highway #37 Two Hundred Forty-seven (247) feet more or less, to the Southwest corner of the land previously sold to Orville E. and Helen P. Zell; thence East One Hundred Thirty-eight and Ninety-five hundredths (138.95) feet, thence South Two Hundred Forty-seven (247) feet to the point of beginning. The above parcel of land contains Eighty-three hundredths (0.83) acre, more or less.

Subject to a right-of-way grant to the State of Indiana for a public highway as recorded in Deed Record 102 at pages 449-450; also, subject to an electric pole line easement to the Public Service Company of Indiana, Inc., as recorded in Deed Record 106 at pages 577-578, all in the office of the Recorder of Monroe County, Indiana;

Subject also to the taxes for the year 1965, due and payable in the year 1966, and all taxes subsequent thereto.

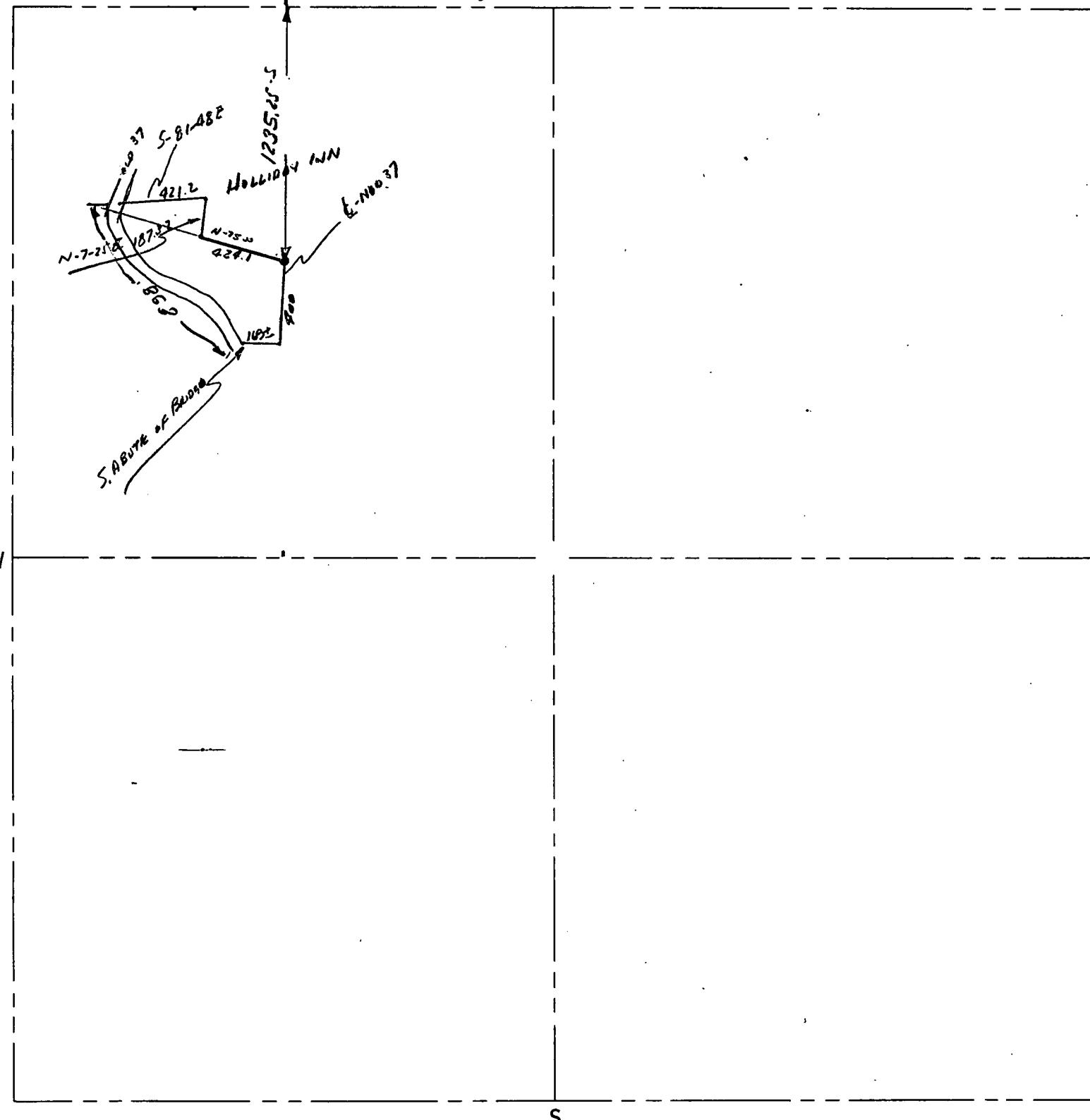


Superior Lumber Co.

{ Break up HOLIDAY INN
DESCRIPTION.

SCALE FOR SECTION, { Each side large blue squares = 20 chains, 80 rods, 1320 feet; area of square 40 acres.
660 Ft. = 1 Inch. } Each side small red squares = 5 chains, 20 rods, 330 feet; area of square $2\frac{1}{2}$ acres.

1307.35 W N



SCALE FOR QUARTER SECTION, { Each side large blue squares = 10 chains, 40 rods, 660 feet; area of square 10 acres.
330 Ft. = 1 Inch. } Each side small red squares = $2\frac{1}{2}$ chains, 10 rods, 165 feet; area of square .625 of 1 acre.

PRONTO LAND MEASURE 660 - 330 MAP SHEET

PRONTO LAND MEASURE

Copyright, 1950, James Hamilton Adair, Flint, Michigan

Mr. Stapleton —
Here is the land
description for Superior
Lumber Co. —

Jack Hennies
April 13, 1966
6:30 P.M.

A parcel of land in the northwest quarter of Section 28, Township 9 ~~North~~, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to-wit:

Beginning at a point 1307.35 feet west and 1235.25 feet south at right angles to the section line from the corner stone at the northeast corner of said quarter section, said point being on the center line of New State Highway #37, thence North 75 degrees west 424.1 feet; thence north 7 degrees 25 minutes east, 187.375 feet; thence east 8 degrees 12 minutes south 421.2 feet to the center line of said highway, thence in a southerly direction along the center line of the highway on a curve to the right to the point of beginning. The above described parcel of land contains 2.04 acres, more or less.

Also, a parcel of land in the northwest quarter of Section 28, Township 9 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point 1307.35 feet west and 1235.25 feet south at right angles to the section line from the corner stone at the northeast corner of said quarter section, said point being on the center line of new State Highway No. 37; and running thence in a southerly direction on and along the curve of the center line of said new State Highway No. 37 a distance of 400 feet, thence westerly a distance of 169 feet, more or less, to the center line of old State Highway No. 37 at a point of intersection with the south abutment of the bridge over a creek, thence northwesterly on and along the curve of the center line of old State Highway No. 37 a distance of 898 feet to a point on said center line

Page Two

thence south 81 degrees 48 minutes East a distance of 301.75 feet, more or less, to the northwest corner of a parcel previously deeded to Covert Walters, thence south 7 degrees 25 minutes West a distance of 187.375 feet, thence south 75 degrees east a distance of 424.1 feet to the point of beginning, containing 4.21 acres, more or less.

Subject to any and all legal highways.

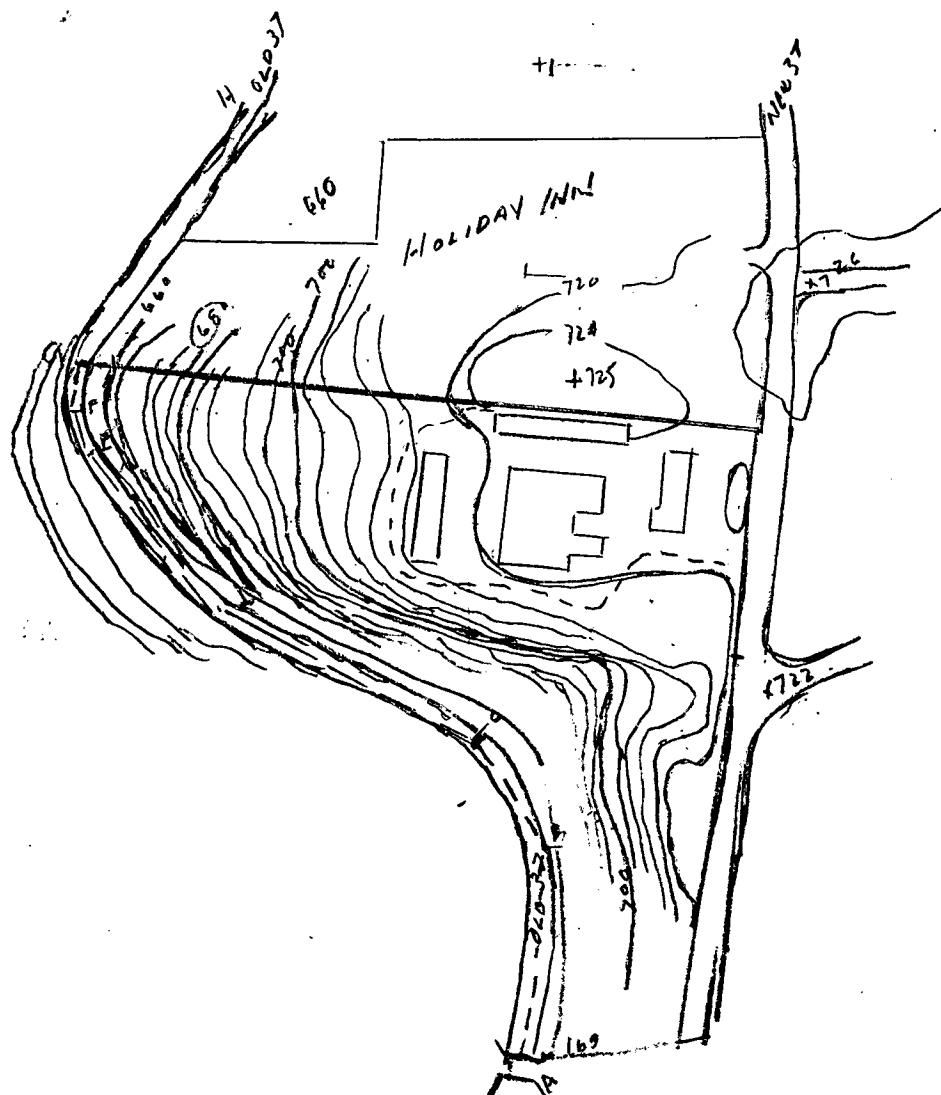
Subject to the water line and sewer line easements now existing across said lands.

This agreement is entered into upon the following terms

and conditions:

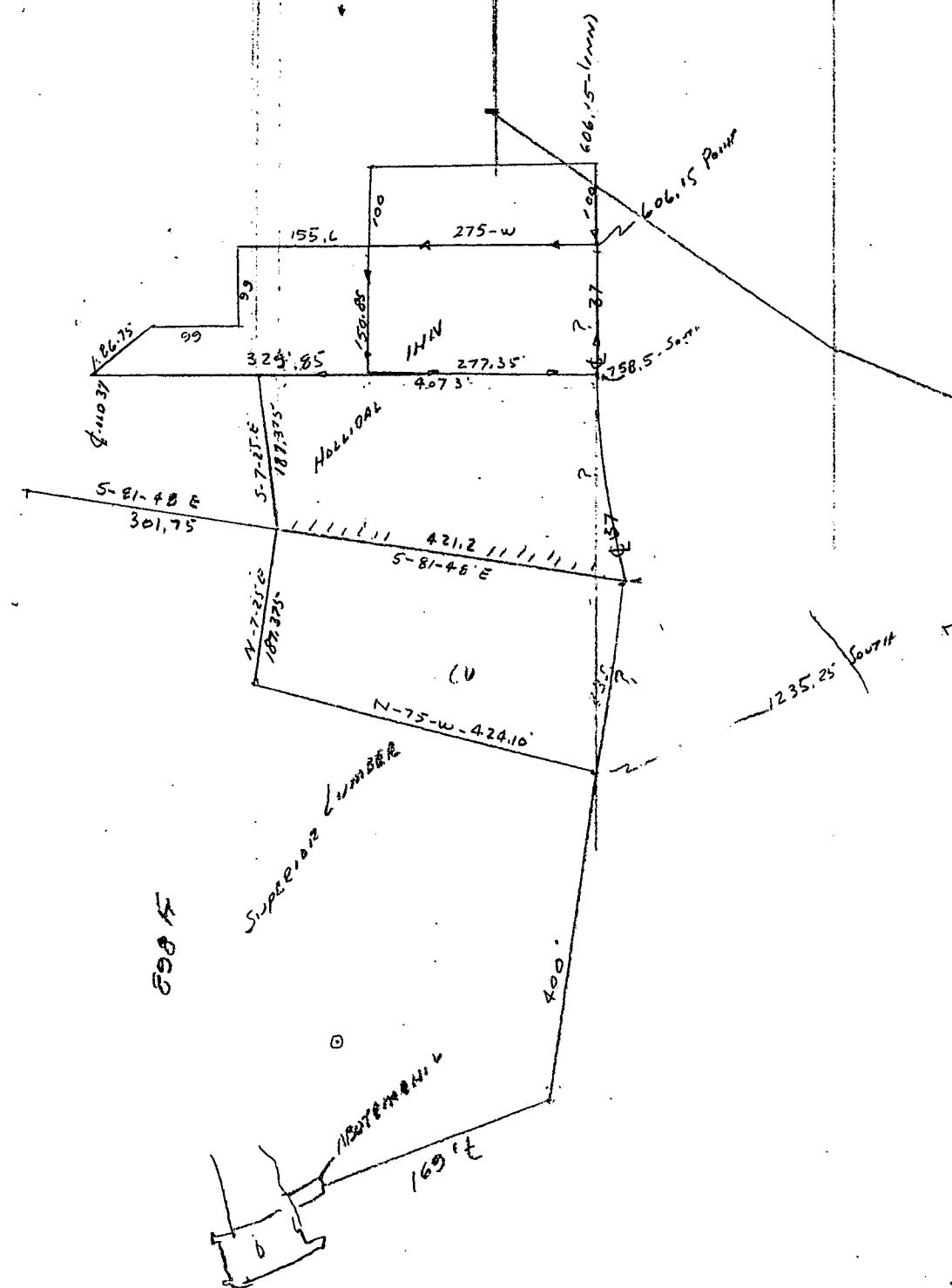
Superior Lumbar (C)

A+



$A-B = N-10-E-200$
 $B-C = N-33.W-200$
 $C-D = N-65.W-300$
 $D-E = N-45.W-200$
 $E-F = N-16.W-150$
 $F-G = N-9.E-50$
 $G-H =$

1274.20 5.



883.7

